

| | | | |
|---|---------|---------------------------------|-----------------------|
| SPECIAL WARRANTY DEED | | | |
| THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$112,500.00 | | | |
| SOURCE OF TITLE: | | THIS INSTRUMENT WAS PREPARED BY | |
| BOOK: 20120125000029290 | | William T. Schill, Esq. | |
| PAGE: _____ | | 7100 E. Pleasant Valley Road | |
| | | Suite 100 | |
| | | Independence, OH 44131 | |
| | | 216-520-0050 | |
| 126270AL | | | |
| ADDRESS NEW OWNER(S) AS FOLLOWS: | | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Ashley Cox | | Ashley Cox | 13 8 27 3 000 001.019 |
| (NAME) | | (NAME) | |
| 2119 Amberley Woods Terrace | | 2119 Amberley Woods Terrace | |
| (ADDRESS) | | (ADDRESS) | |
| Helena AL 35080 | | Helena AL 35080 | |
| (CITY) | (STATE) | (ZIP) | (CITY) (STATE) (ZIP) |

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-28CB Mortgage Pass-Through Certificates, Series 2006-28CB**, said grantor does hereby grant, bargain, sell, and convey unto **Ashley Cox**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐

This is ☒ property, known as

improved

2119 Amberley Woods Terrace

Helena

35080

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Ashley Cox**, and her assigns, forever.


Said **The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-28CB Mortgage Pass-Through Certificates, Series 2006-28CB**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-28CB Mortgage Pass-Through Certificates, Series 2006-28CB, by Foreclosure Deed from AMN Auctioneering, LLC, Aaron Nelson, member, dated January 19, 2012 and recorded January 25, 2012, in Instrument No. 20120125000029290, said Probate Court, Shelby County, Alabama.


20120531000192800 2/3 \$131.50
Shelby Cnty Judge of Probate, AL
05/31/2012 02:11:07 PM FILED/CERT

IN WITNESS WHEREOF, the said **The Bank of New York Mellon FKA The Bank of New York**, as Trustee for The Certificate Holders **CWALT, Inc., Alternative Loan Trust 2006-28CB Mortgage Pass-Through Certificates, Series 2006-28CB**, has executed this deed this 28 day of March, 2012.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-28CB Mortgage Pass-Through Certificates, Series 2006-28CB

By: **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, it's Attorney in Fact**

Name: Kerri Ryan

Title: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kerri Ryan, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP**, the Attorney-in-Fact of said **The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-28CB Mortgage Pass-Through Certificates, Series 2006-28CB**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Shelby County, Alabama**.

Witness my hand and Notarial Seal this 28 day of March, 2012.

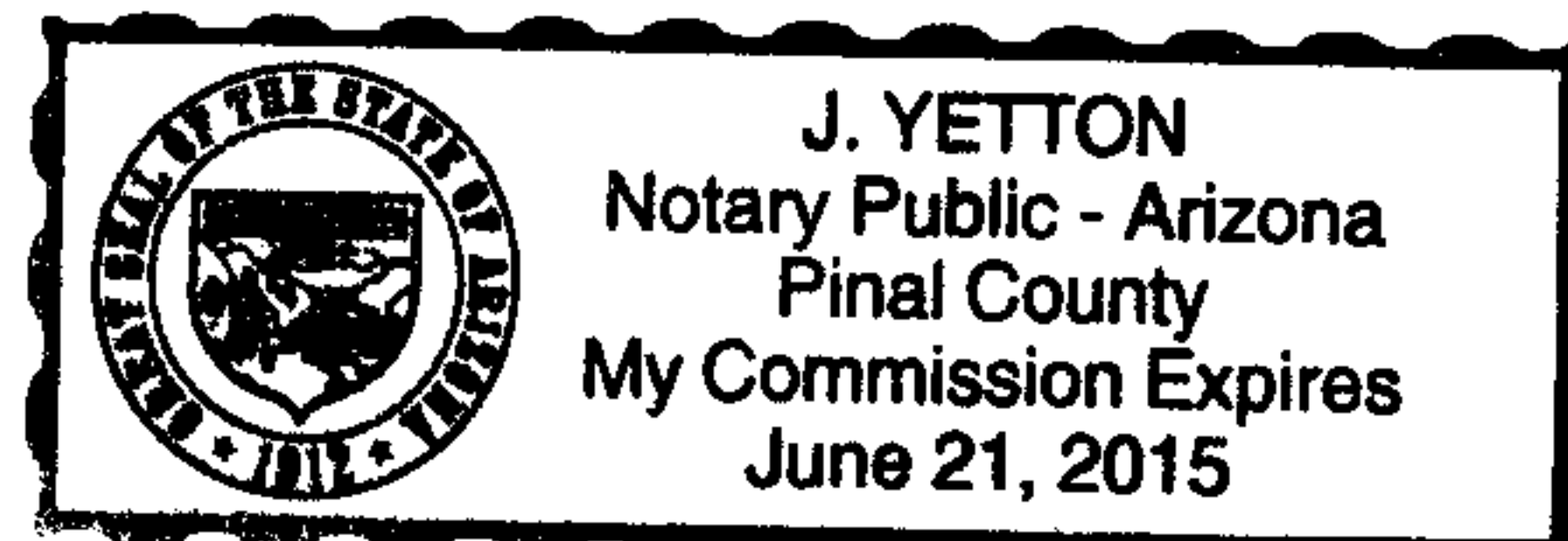
J. Yetton
Notary Public

J. Yetton

My Commission expires: June 21, 2015

RETURN TO:

Resource Title Gulf States-Alabama, LLC
7100 E Pleasant Valley Rd #100
Independence, OH 44131



126270AL

Property: 2119 Amberley Woods
Terrace, Helena, AL 35080

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 126270AL
Independence, Ohio 44131

20120531000192800 3/3 \$131.50
Shelby Cnty Judge of Probate, AL
05/31/2012 02:11:07 PM FILED/CERT

Shelby County, AL 05/31/2012
State of Alabama
Deed Tax:\$112.50